



# Annual Lobbyist Registration for Organizations

Submitted: 10/6/2025 2:06 PM

Year: 2025

Initial Registration

**Bergin, Frakes, Smalley, &  
Oberholtzer, PLLC**  
(602) 888-7861

4343 E. Camelback Road, Suite  
210  
Phoenix, AZ, 85018

## List of CEO, All Officers and Employees Who Lobby and their positions with the organization.

Name	Position	Email Address
Carolyn Oberholtzer	Named Partner	coberholtzer@bfsolaw.com
Fae Sowders	Of Counsel Attorney	fsowders@bfsolaw.com
Andrew Yancey	Partner	ayancey@bfsolaw.com

## List of Persons By Whom This Lobbyist Is Compensated to Lobby and On Whose Behalf Lobbying is Performed

Name	Client/Business Name	Street Address	Email Address
Bridget Kautzky	Halle Properties, LLC	20225 N. Scottsdale Rd. Scottsdale, AZ, 85255	Bridget.Kautzky@discou nttire.com
Bridget Kautzky	The Reinalt-Thomas Corporation dba Discount Tire	20225 N. Scottsdale Rd. Scottsdale, AZ, 85255	Bridget.Kautzky@discou nttire.com
Robert Higgins	Columbia Arizona Buckeye Industrial, LLC	200 West Adams Street, Suite 2220 Chicago, Illinois , 60606	rhiggins@higginsbranche au.com
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James Pederson	J & R Holdings VI, LLC	2415 E. Camelback Road, Suite 1070 Phoenix, AZ, 85016	jrpederson@pedersoninc .com
Billy Cundiff	Happy Valley Residences LLC	609 Main Street, Suite 2400 Houston, TX, 77002- 3271	Billy.Cundiff@hines.com
Ron Stewart	S.R.V. Holdings, Inc.	2813 63rd Ave CT NW Gig Harbor, WA, 98335	RStewart@RSCInt.com
Justin Arnitz	Lincoln Property Company Commercial, LLC	3131 East Camelback Road Suite 318 Phoenix, AZ, 85016	JArnitz@LPC.com
Ron Stewart	RSC International, Inc.	2813 63rd Ave CT NW Gig Harbor, WA, 98335	RStewart@RSCInt.com



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Scott Gruwell	The Gruwell Revocable Trust	1233 E. Camelback Road Phoenix, AZ, 85014	sgruwell@courtesyautomotivegroup.com
Matthew Arneson	MATTAMY ARIZONA LLC	9200 E. Pima Center Pkwy, Suite 160 Scottsdale, AZ, 85258	Matthew.Arneson@mattamycorp.com>
Mary Crozier	North Central Phoenix Homeowner's Association	24 W. Camelback Rd #A560 Phoenix, AZ, 85013	marycrz@cox.net
James Pederson	Pederson Group, Inc.	2415 E. Camelback Road, Suite 1070 Phoenix, AZ, 85016	jrpederson@pedersoninc.com
Jonathan Bjork	BOA Sorte, LP	1819 E. Southern Ave, Suite B-10 Mesa, AZ, 85204	jbjork@cardonoffice.com
Matthew Arneson	MATTAMY ARIZONA CONSTRUCTION LLC	9200 E. Pima Center Pkwy, Suite 160 Scottsdale, AZ, 85258	Matthew.Arneson@mattamycorp.com>
Alex Boles	ViaWest Group	2390 E. Camelback Rd. Ste. 305 Phoenix, AZ, 85016	aboles@viawestgroup.com
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C. Graham Carothers, Jr.	Landmark Dividend, LLC	400 Continental Blvd, Suite 500 El Segundo, CA, 90245	GCarothers@trenam.com
James Huntwork	Chevelle Properties, LLC, a Delaware limited liability company	16192 COASTAL HWY Lewes, DE, 19958	
Tim Kirby	ISH Phoenix Real Estate, LLC	251 Little Falls Drive Wilmington, DE , 19808	tkirby@517capital.com
Shirley Silva	ATFC Holdings, LLC	6112 N. Paradise View Drive Paradise Valley, AZ, 85253	ssilva@hfoamllc.com
Mara Sundquist	Woodside Homes Sales AZ, LLC	1811 S. Alma School Road, Suite 190 Mesa, AZ, 85210	Mara.Sundquist@woodsidehomes.com
Sara Andrews	Meritage Homes	8800 East Raintree Drive, Suite 300 Scottsdale, AZ, 85260	Sara.Andrews@meritagehomes.com
David Chavez	Drake Switching Company, LLC	21803 N Scottsdale Rd Ste 220 Scottsdale, AZ , 85255	Dchavez@DrakeUS.com
Peter Burch	Metro Laveen, LLC	2710 E. Camelback Road, Suite 168 Phoenix, AZ, 85016	phxburch@gmail.com



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Sara Andrews	Richmond American Homes	16427 N. Scottsdale Rd. Suite 300 Scottsdale, AZ, 85254	Sara.Andrews@mdch.com
Mark Edelman	Arizona State Land Department	1616 W Adams Street Phoenix, AZ, 85007	medelman@azland.gov
Mark Becker	Becker Boards, LLC	4350 E. Camelback Road, Suite B-195 Phoenix, AZ, 85018	mbecker@beckerboards.com
Scott Gruwell	Fitzgerald Family Limited Partnership, LLP	1233 E. Camelback Road Phoenix, AZ, 85014	sgruwell@courtesyautomotivegroup.com
Leanne Fitzgerald	ACV Auctions Inc	640 Ellicott Street #321 Buffalo, NY, 14203	lfitzgerald@acvauctions.com
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Robert Higgins	Columbia Arizona 75th Industrial, LLC	200 West Adams Street, Suite 2220 Chicago, Illinois , 60606	rhiggins@higginsbrancheau.com
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Scott Gruwell	Courtesy Phoenix Investments, LLC	1233 E. Camelback Road Phoenix, AZ, 85014	sgruwell@courtesyautomotivegroup.com
Laura Bianchi	Organica Patient Group, Inc.	2580 ENTERPRISE PARKWAY PRESCOTT VALLEY, AZ, 86314	laura@bianchibrandt.com
Scott Gruwell	F&G Investments, LLC	1233 E. Camelback Road Phoenix, AZ, 85014	sgruwell@courtesyautomotivegroup.com



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Alan Hall	KLMR Homes	8701 E Hartford Dr., Ste 120 Scottsdale, AZ, 85255	ahall@klmrhomes.com
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Shirley Silva	ATFC, LLC	6112 N. Paradise View Drive Paradise Valley, AZ, 85253	ssilva@hfoamllc.com
Yesenia Flores	Waymo, LLC	1600 Amphitheatre Parkway Mountain View, CA, 94304	yesiflores@waymo.com
Billy Cundiff	Hines Interests, LP	2375 E Camelback Rd, Suite 150 Phoenix, AZ, 85016	Billy.Cundiff@hines.com

By checking this box and typing my name below, the undersigned does hereby certify under penalty of perjury that: (1) I am submitting this lobbying registration form on behalf of the entity named on form; (2) I am duly authorized to submit the names of the individual lobbyist(s) named in this registration on behalf of the entity; (3) all of the information provided in the lobbying registration form filed on behalf of and authorized by the entity is true and correct to the best of my knowledge; and (4) by typing my name below I acknowledge that such action constitutes the legal equivalent of my signature and by typing my name I hereby waive any requirement that this form be notarized in order to be legally enforceable.

**TYPED NAME:** Tracy Vick

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